

Command= 210-

Point#, Start#-End# or G#= 1-1023

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
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		12-14-2023		12:20:29		D:\BENCH FILES\BMHOME	
		131.93	SETHUB	1	5000.0000	5000.0000	
		130.41	SETSPK	2	5002.5687	5239.5698	
		131.73	SETSPK	3	5135.0287	5024.7006	
		127.39	FNDIPIN	4	4897.1969	4943.8875	SS
		126.42	FNDIPIN	5	4757.1694	4903.0201	SS
		132.85	CORBLD	6	5081.6578	5032.8025	SS
		132.88	CORBLD	7	5055.0350	5023.2897	SS
		134.46	TOPWELL*	8	5052.4403	5013.2569	SS
		131.29	BS	9	5085.8370	5005.6087	SS
		130.49	BS	10	5054.9626	4990.9663	SS
		130.26	#26STOP	11	5037.6096	4986.7061	SS
		130.62	#25	12	5024.5025	4980.0930	SS
		130.50	#24	13	4989.1813	4964.4079	SS
		129.39	BS	14	5001.0482	4964.1153	SS
		130.30	GND	15	5016.1527	4936.5126	SS
		129.48	GND	16	4990.4285	4928.4675	SS
		128.97	GND	17	4959.9390	4915.5171	SS
		129.80	#23***	18	4969.2894	4949.8338	SS
		129.13	#22***	19	4957.7544	4950.0099	SS
		128.89	#21***	20	4944.8681	4961.6472	SS
		129.91	#21***	21	4932.8530	4963.9338	SS
		129.44	#20***	22	4935.9577	4981.4669	SS
		128.56	#19***	23	4912.3463	5008.9557	SS
		128.02	#18***	24	4908.9430	5024.5177	SS
		129.53	#17***	25	4930.4817	5038.9372	SS
		130.04	#16***	26	4926.0994	5046.1366	SS
		127.83	#12***	27	4901.3358	5071.7762	SS
		128.57	EDGW****	28	4917.5445	5050.6892	SS
		128.20	EDGW****	29	4912.4372	5063.7651	SS
		129.78	#11***	30	4909.7000	5092.8093	SS
		127.71	#10***	31	4905.0067	5135.4498	SS
		129.25	#9***	32	4907.2984	5159.0226	SS
		130.11	TS	33	4912.6358	5152.9355	SS
		129.58	TS	34	4913.1254	5132.0326	SS
		129.98	TS	35	4913.7685	5093.6588	SS
		129.84	TS	36	4917.9796	5075.2797	SS
		130.02	TS	37	4922.2623	5065.6654	SS
		130.63	TS	38	4927.5577	5055.6994	SS
		130.48	TS	39	4932.4351	5049.0295	SS
		130.41	TS	40	4936.1436	5040.6925	SS

JOB #7 413MAPES [1023]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
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		12-14-2023		12:20:29		D:\BENCH FILES\BMHOME	
	130.88		TS	41	4917.9562	5021.9139	SS
	130.88		TS	42	4923.8873	5009.7133	SS
	131.18		TS	43	4941.7782	4983.0104	SS
	130.63		TS	44	4937.1386	4967.2305	SS
	131.43		TS	45	4951.2862	4968.7235	SS
	131.78		TS	46	4963.5484	4963.5489	SS
	131.68		TS	47	4970.5135	4963.4901	SS
	131.63		TS	48	4986.3943	4970.5401	SS
	131.57		TS	49	5017.1724	4986.6682	SS
	130.95		BS	50	5029.7727	4994.0063	SS
	131.66		GND	51	5023.1179	5015.0039	SS
	132.48		BLKHD**	52	5045.9664	5034.3781	SS
	131.72		CORBLD	53	5045.0289	5051.8854	SS
	131.84		CORBLD	54	5031.4000	5047.3796	SS
	131.93		TANKCVR	55	5025.6912	5057.8192	SS
	132.58		CORBLD	56	5017.2075	5088.8898	SS
	131.90		CORPAD*	57	5012.1992	5073.5755	SS
	131.91		CORPAD*	58	5004.9442	5071.3188	SS
	131.73		ENDTKS*	59	5002.8342	5062.7060	SS
	131.78		ENDTKS*	60	5001.3579	5068.1965	SS
	132.15		ENDFNC	61	5000.6054	5082.0678	SS
	132.18		CORPAD	62	5001.1172	5082.6925	SS
	131.12		ENDFNC	63	4962.8809	5067.6564	SS
	131.53		PIT#1	64	4972.8510	5060.8043	SS
	131.62		LOWSYS?	65	4986.3370	5042.6132	SS
	131.97		HIGH	66	4970.6184	5033.1811	SS
	131.73		GND	67	4978.8802	5006.4062	SS
	131.53		SUMPOUT	68	5001.2473	5014.3358	SS
	131.76		GND	69	5001.4448	5035.9009	SS
	128.35		#8***	70	4920.5179	5200.2165	SS
	129.12		#7***	71	4939.1845	5211.0620	SS
	129.11		#6***	72	4972.9106	5239.2320	SS
	127.16		BS	73	4964.1339	5240.9634	SS
	128.21		#5***	74	4980.8084	5271.2941	SS
	128.50		#4***	75	4990.1137	5283.1655	SS
	129.60		#3	76	5013.3886	5239.5362	SS
	129.88		#2	77	5036.9162	5202.6178	SS
	130.65		#1	78	5053.3722	5182.1210	SS
	131.43		POLE870	79	5051.5813	5178.9565	SS
	131.00		ANCHOR	80	5040.3702	5183.3822	SS
	129.41		ANCHOR	81	5055.3841	5199.9404	SS
	130.29		FDDHCBND	82	5056.2347	5203.2697	SS
	127.75		CLDTCH6W	83	5039.2703	5216.9734	SS
	132.41		SIGN**	84	5047.3299	5237.9652	SS
	127.14		CLDTCH7W	85	5021.1153	5247.9449	SS
	125.86		CLDTCH8W	86	5002.5168	5284.2897	SS
	125.77		CLDTCH8W	87	4988.6897	5297.2947	SS
	132.48		EPEPDR	88	5071.6160	5197.3928	SS
	131.83		EPDR	89	5068.3671	5184.6291	SS
	131.38		EPDR	90	5057.9402	5177.6455	SS
	129.37		TOPCULV	91	5057.3058	5183.3854	SS
	131.23		EPPT	92	5045.7635	5173.8668	SS
	131.07		EPPT	93	5038.7244	5177.4681	SS
	130.82		COREP	94	5030.5315	5192.9417	SS
	130.69		EPGND	95	4989.6537	5172.4612	SS
	130.53		EPBULGE	96	4970.6988	5175.5095	SS
	130.67		EP*	97	4969.9593	5163.6247	SS
	130.81		EPGND	98	4952.7685	5144.2669	SS

JOB #7 413MAPES [1023]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
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		12-14-2023		12:20:29		D:\BENCH FILES\BMHOME	
		130.83	EPGNDPT	99	4948.2167	5137.3856	SS
		131.14	EPGND	100	4958.3635	5105.9838	SS
		131.76	EP@FNC	101	4970.1317	5071.1754	SS
		130.97	PIT#2	102	4950.3330	5112.9514	SS
		131.38	PAV	103	4984.3955	5105.3344	SS
		132.51	EPa	104	5008.0857	5085.2083	SS
		132.32	EPb	105	5008.8371	5088.1495	SS
		132.44	EPc	106	5014.9195	5091.8352	SS
		132.55	EPd	107	5022.6317	5094.8236	SS
		131.54	CONCPAD	108	5015.8134	5113.7248	SS
		131.36	CONCPAD	109	5006.5611	5135.5664	SS
		131.32	CONCPAD	110	5021.2545	5141.9725	SS
		131.64	CONCPAD	111	5030.4709	5120.2282	SS
		131.72	ISLAND	112	5021.1867	5128.7224	SS
		131.60	ISLAND	113	5014.4645	5125.6391	SS
		131.22	MWELL	114	4985.8886	5141.7619	SS
		131.61	CONCPAD	115	5016.7055	5129.0402	SS
		131.44	CONCPAD	116	5062.9056	5143.8377	SS
		131.70	CONCPAD	117	5074.9493	5110.3161	SS
		131.79	CONCPAD	118	5065.7907	5107.0369	SS
		131.75	MWELL	119	5082.9918	5135.4664	SS
		131.43	2CVRS	120	5030.8390	5144.9216	SS
		133.58	CORLND**	121	5044.3267	5103.7020	SS
		132.55	CORPAD**	122	5057.1094	5108.0395	SS
		132.86	ISLAND*	123	5084.4590	5097.4437	SS
		132.83	CORBLD	124	5057.2385	5103.0277	SS
		133.50	FNDIPIN*	125	5193.2071	4922.2696	SS
		136.54	TOIPIN*	126	5291.9488	4719.9816	SS
		136.95	FNDNHHB	127	5355.6560	4739.5595	SS
		132.64	EPEPDR**	128	5166.8628	4999.2294	SS
		132.22	EPEPDR**	129	5155.7470	5022.1076	SS
		131.97	FNDBOLT	130	5147.7065	5015.4568	SS
		132.02	POLE	131	5141.2860	5029.3741	SS
		131.35	CBASIN	132	5143.8227	5037.9833	SS
		132.17	TSEPLN**	133	5147.7550	5040.0513	SS
		131.53	EP	134	5131.8845	5037.9630	SS
		132.11	EP	135	5111.3942	5036.1232	SS
		132.90	CORBLD**	136	5081.6210	5032.8111	SS
		132.93	PAV@BLD*	137	5070.1965	5066.6495	SS
		133.17	PAV@DR**	138	5065.2737	5080.6326	SS
		132.55	CONCPAD	139	5074.5041	5095.6396	SS
		132.67	CONCPAD	140	5081.4160	5076.0838	SS
		132.54	CONCPAD	141	5100.1853	5082.7923	SS
		132.53	CONCPAD	142	5093.3519	5102.5008	SS
		132.80	ISLAND	143	5090.2721	5081.0996	SS
		131.99	EPISL**	144	5108.1449	5103.6911	SS
		132.17	EPISL**	145	5105.9953	5093.4842	SS
		132.21	EPISL**	146	5115.4630	5087.4929	SS
		132.28	EPISL**	147	5117.3395	5097.9757	SS
		131.91	PAVLOW	148	5122.1472	5070.8983	SS
		132.53	MWELL	149	5097.0024	5060.5490	SS
		130.07	TS	150	4958.6824	5214.5289	SS
		130.13	TS	151	4967.8769	5224.8798	SS
		129.43	TS	152	4989.4935	5264.1056	SS
		130.77	POLE	153	4995.4625	5351.4520	SS
		131.84	POLE	154	4935.5382	5624.6431	SS
		148.89	TOPNHHB	155	4753.8659	6694.4479	SS
			calnhhb	170	5296.4289	4710.7959	TRA

JOB #7 413MAPES [1023]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
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		12-14-2023		12:20:29		D:\BENCH FILES\BMHOME	
			cnstclpc	171	5085.8950	5217.7358	TRA
			cnst0+00	172	5516.3253	4335.2180	TRA
			oldclpc	173	5116.2108	5155.5743	TRA
			oldclrp	174	6403.7333	5783.5410	TRA
			oldclpt	175	4995.9859	5518.3925	TRA
			oldclpc	176	4965.3824	5680.8755	TRA
			oldclrp	177	6091.5802	5892.9943	TRA
			oldclrp	178	16227.3610	7802.0634	RP
			oldclpt	179	4924.5280	5910.6178	PT
			oldcl25+	180	4791.6201	6704.8440	TRA
			cnstclpc	181	5085.8931	5217.7349	TRA
			cnstclrp	182	6230.5702	5776.0313	RP
			cnstclpt	183	4973.1176	5574.0572	PT
			cns15+50	184	4942.4925	5764.7233	TRA
			row15+50	185	4909.9101	5759.4899	TRA
			rowpt	186	4940.5352	5568.8238	TRA
			rowpc	187	5056.2329	5203.2687	TRA
			row0+00	188	5486.6651	4320.7518	TRA
			oldrow	189	4759.0727	6699.3974	TRA
			oldrow	190	4891.9805	5905.1712	TRA
			oldrow	191	4932.9526	5674.7674	TRA
			oldrow	192	4963.5562	5512.2844	TRA
			oldrow	193	5086.5506	5141.1081	TRA
			calcor	194	5147.2869	5016.5840	TRA
			calcor	195	5227.3983	4909.5123	PT
			calcor	196	4996.9206	4570.4252	INT
			origcor	197	4990.7651	5394.6821	PT
			origcor	198	4597.0025	5280.4410	INT
			newcor	199	4981.6969	5392.0512	INT
	132.86		mwell	200	5072.2106	5016.5082	SS
	131.89		corhse*	201	5060.9190	4980.1299	SS
	132.77		corhse*	202	5105.8783	4998.3127	SS
	131.72		jogoh*	203	5082.8706	4990.3199	SS
	133.37		corhse	204	5124.3981	4952.4586	SS
	135.20		topwll1	205	5141.1840	4926.3630	SS
	134.95		tbmCB	206	5278.5108	4760.0082	SS
	136.55		epedgdr	207	5333.6109	4632.8690	SS
	135.90		ep	208	5317.6346	4673.2485	SS
	135.78		ep	209	5299.6000	4724.7405	SS
	135.27		epepdr	210	5274.3079	4777.2788	SS
	135.10		epepdr	211	5268.1141	4779.6700	SS
	134.88		epepdr	212	5259.5807	4797.3301	SS
	135.04		epepdr	213	5262.5498	4802.7454	SS
	134.10		ep	214	5227.3525	4875.4002	SS
	132.62		epepdr	215	5166.4243	4999.0529	SS
	132.66		corep	216	5158.2013	4981.4581	SS
	132.00		corep	217	5111.7066	5004.5065	SS
	132.22		epepdr	218	5155.6201	5022.3963	SS
	132.73		ep	219	5056.3594	5231.6204	SS
	132.51		ep1.7*	220	4991.3851	5400.7070	SS
	132.06		ep0.5*	221	4974.9598	5461.5905	SS
	131.75		ep0.8*	222	4962.7195	5518.3948	SS
	131.78		ep@***	223	4949.8163	5587.8979	SS
	131.54		ep***	224	4945.9507	5613.4228	SS
	131.78		whln	225	4956.2715	5614.6115	SS
	131.83		whln	226	4972.5078	5520.0299	SS
	132.48		whln	227	4990.9656	5441.0299	SS
	133.01		whln	228	5015.0669	5361.3134	SS

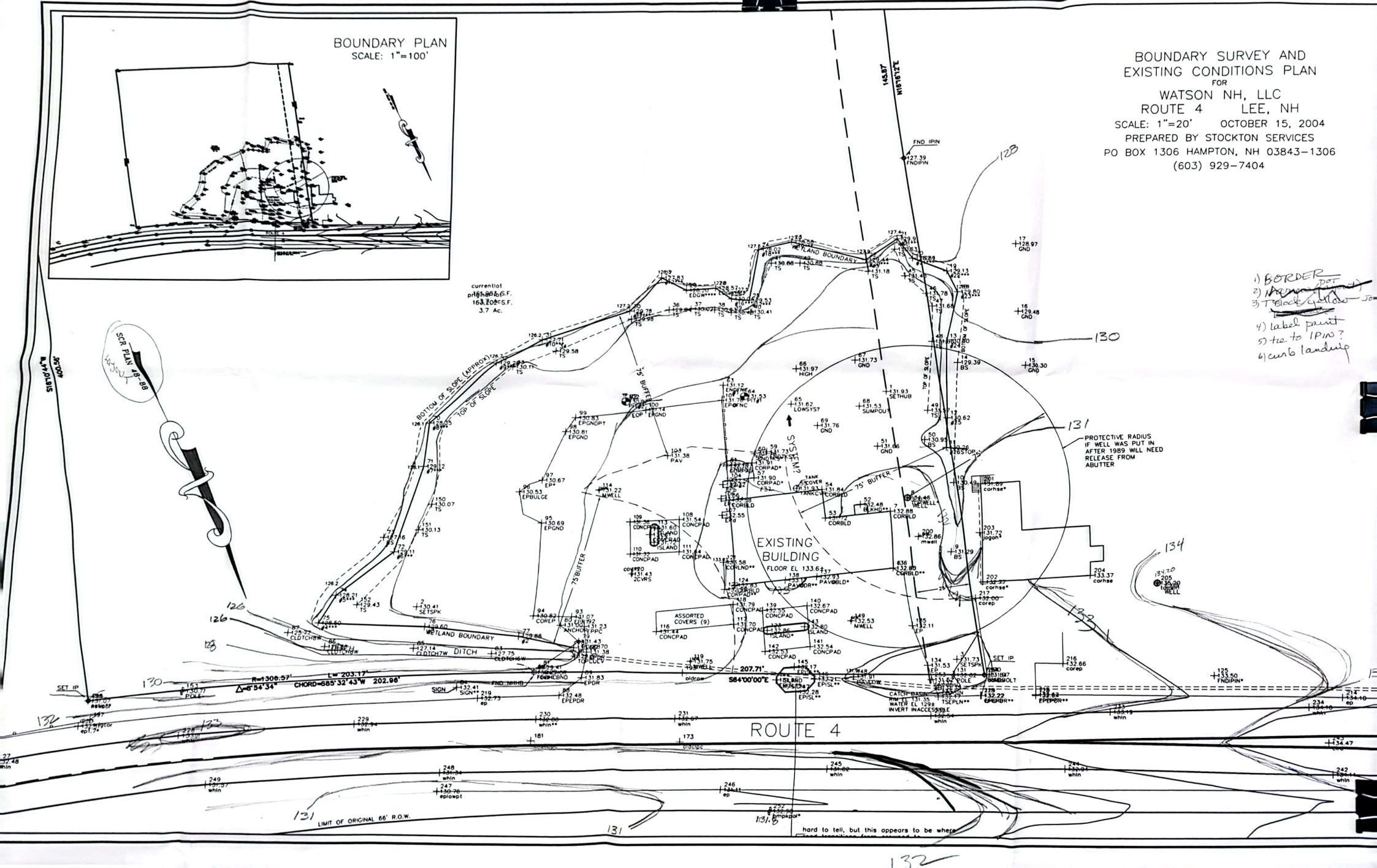
JOB #7 413MAPES [1023]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
-----12-14-2023-----12:20:29-----D:\BENCH FILES\BMHOME							
		132.94	whln	229	5043.6177	5287.2421	SS
		132.80	whln**	230	5077.4618	5211.5538	SS
		132.67	whln	231	5105.0545	5153.0162	SS
		132.54	whln	232	5154.6765	5046.9995	SS
		133.19	whln	233	5188.7618	4972.2768	SS
		134.10	whln	234	5225.4607	4890.6282	SS
		135.10	whln	235	5262.7811	4809.5742	SS
		135.95	whln	236	5302.0864	4726.8517	SS
			endwhln	237	5335.2615	4639.4599	SS
		137.27	clpav	238	5359.8879	4652.2903	SS
		136.99	whln	239	5375.2846	4659.8872	SS
		136.83	ep	240	5380.6334	4662.4512	SS
		135.47	whln	241	5307.3434	4799.7046	SS
		134.14	whln	242	5259.2881	4895.5935	SS
		134.47	clrd	243	5244.6154	4890.3194	SS
		132.94	whln	244	5204.6305	5002.6212	SS
		131.82	whln	245	5157.2864	5100.3856	SS
		131.11	ep	246	5145.5672	5147.7602	SS
		130.76	eplowpt	247	5089.4513	5266.0142	SS
		131.34	whln	248	5081.7521	5261.4604	SS
		131.57	whln	249	5042.1760	5358.6109	SS
		131.45	whln	250	5010.7580	5461.4863	SS
		131.63	whln***	251	4980.1985	5620.5944	SS
		132.98	bmpkpol*	252	5164.8981	5131.1805	SS
		131.52	fdmagnl	253	5138.9033	5039.4398	SS
		131.84	setip	254	5147.3021	5016.5739	SS
		131.07	setip**	255	4981.7309	5392.0256	SS
		132.28	tophw**	256	4945.0748	5600.0126	SS

Point#, Start#-End# or G#= 4-

WATSON NH, LLC
ROUTE 4 LEE, NH

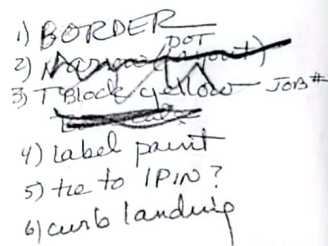
- 1) BORDER
- 2) ~~Interior (Painted)~~
- 3) ~~T Black yellow~~
- 4) label paint
- 5) tie to IPIN?
- 6) curb landing



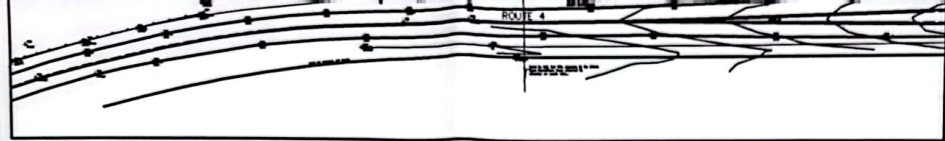
FOR

SCALE: 1"=20' OCTOBER 15, 2004

PREPARED BY STOCKTON SERVICES
PO BOX 1306 HAMPTON, NH 03843-1306



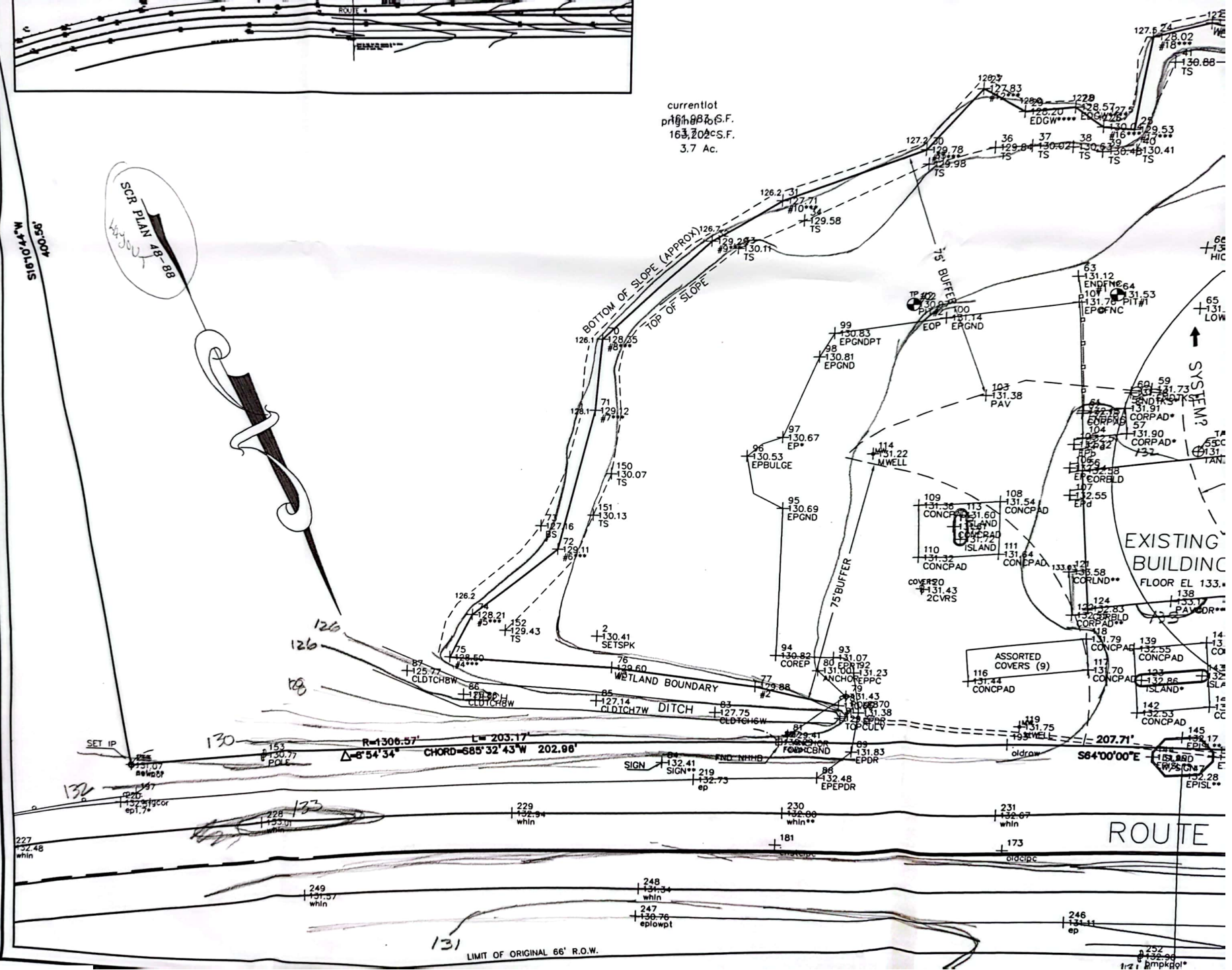
-PROTECTIVE RADIUS
IF WELL WAS PUT IN
AFTER 1989 WILL NEED
RELEASE FROM
ABUTTER



current lot
part of B.S.F.
163.20 ac.
3.7 Ac.

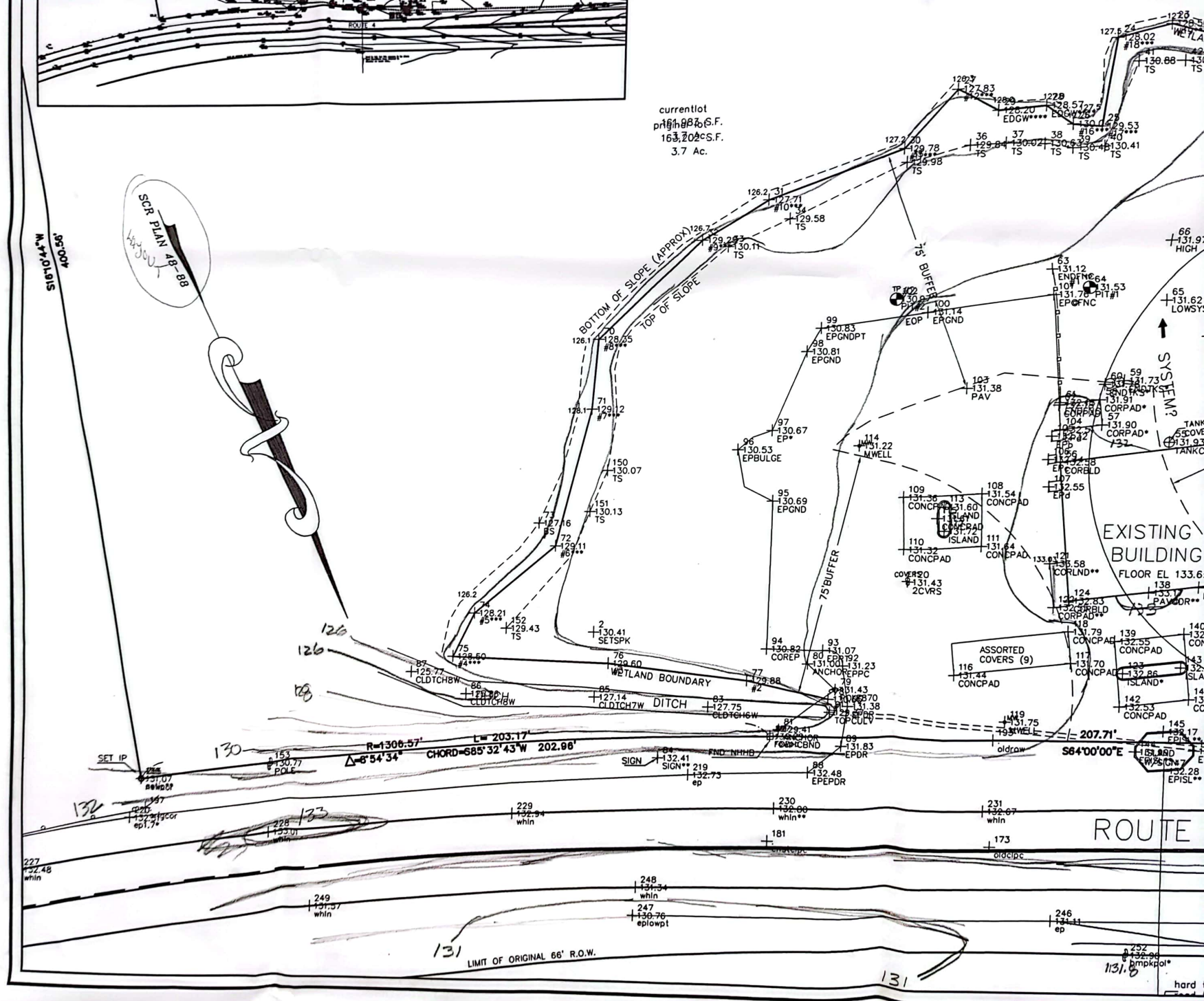
SCR PLAN 48-88
10000

56°00'00" S
100°00'00" E



ROUTE

LIMIT OF ORIGINAL 66' R.O.W.



BOUNDARY SURVEY AND EXISTING CONDITIONS PLAN

FOR

WATSON NH, LLC
ROUTE 4 LEE, NH

SCALE: 1"=20' OCTOBER 15, 2004

PREPARED BY STOCKTON SERVICES

PO BOX 1306 HAMPTON, NH 03843-1306

(603) 929-7404

GRAPHIC SCALE



STANDARD URBAN PROPERTY SURVEY
I CERTIFY THAT THIS SURVEY PLAT IS NOT
A SUBDIVISION PURSUANT TO THIS TITLE
AND THAT THE LINES OF STREETS AND WAYS
SHOWN ARE THOSE OF PUBLIC OR PRIVATE
STREETS OR WAYS ALREADY ESTABLISHED
AND THAT NO NEW WAYS ARE SHOWN.

ANNE W. BIALOBRZESKI LLS #752 DATE

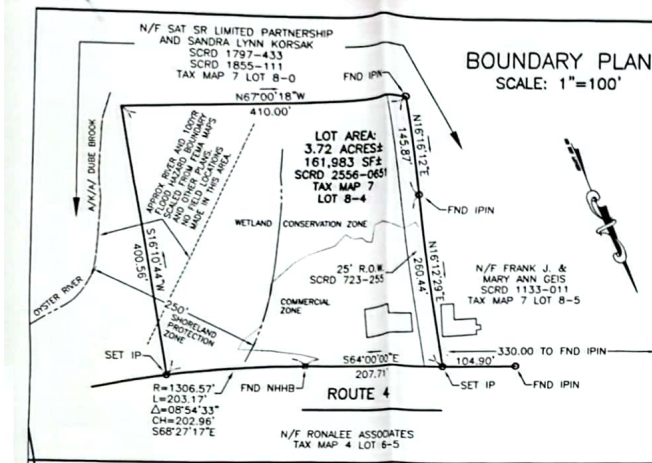
NOTES

- OWNER OF RECORD, WATSON NH LLC
C/O H.A. MAPES, INC. PO BOX 157, SPRINGVALE, ME. 04083-0157
DEED REFERENCE: SCR 2556-651
TAX MAP 7 LOT 6-4
ZONE: COMMERCIAL & WETLAND CONSERVATION ZONE
LOT AREA: 3.72 ACRES±, 161,983 SF±
- WETLAND BOUNDARY DELINEATED BY JAMES GOVE, SOIL SCIENTIST,
GOVE ENVIRONMENTAL SERVICES, INC.
- A PORTION OF SUBJECT LAND IS LOCATED WITHIN A FEDERALLY
DESIGNATED FLOOD HAZARD ZONE. REFERENCE FEMA FIRM
COMMUNITY PANEL NO. 330140B, APRIL 2, 1986.
- BENCH MARK #1, FOUND PK NAIL 1.2" UP IN UTILITY POLE
ACROSS ROUTE 4, ELEVATION 132.98.
- BENCH MARK #2, TOP OF EXISTING WELL, ELEVATION 134.46.
- REFERENCE NH DOT DATUM FROM NEARBY APPROVED SITE PLANS.
- REFERENCE VARIOUS NH DOT LAYOUTS PROJECT #P1031.
- REFERENCE NHDES GROUNDWATER MANAGEMENT PERMIT
GWP-199203034-L-002 DATED 9/29/2000 (SCR 2238-012).
- SURVEY PLAN AND DEED REFERENCES:
PLAN OF LAND OF WILLIAM P. KORSAK & SAMUEL A. TAMPOS, SR.
US ROUTE 4, COUNTY OF STRAFFORD, LEE, NH, SCALE: 1"=100'.
JULY 14, 1987 PLAN #85178.
SCR PLAN #48-88 SCR PLAN #16, PACKET 1, FOLDER 13
NH STATE HIGHWAY LAYOUTS FOR PROJECT P1031, LEE, BETTERMENT.
SCR 828-091 SCR 733-042 SCR 474-392
SCR 840-189 SCR 727-437 SCR 465-425
SCR 886-458 SCR 559-040 SCR 439-479
SCR 723-225 SCR 516-079

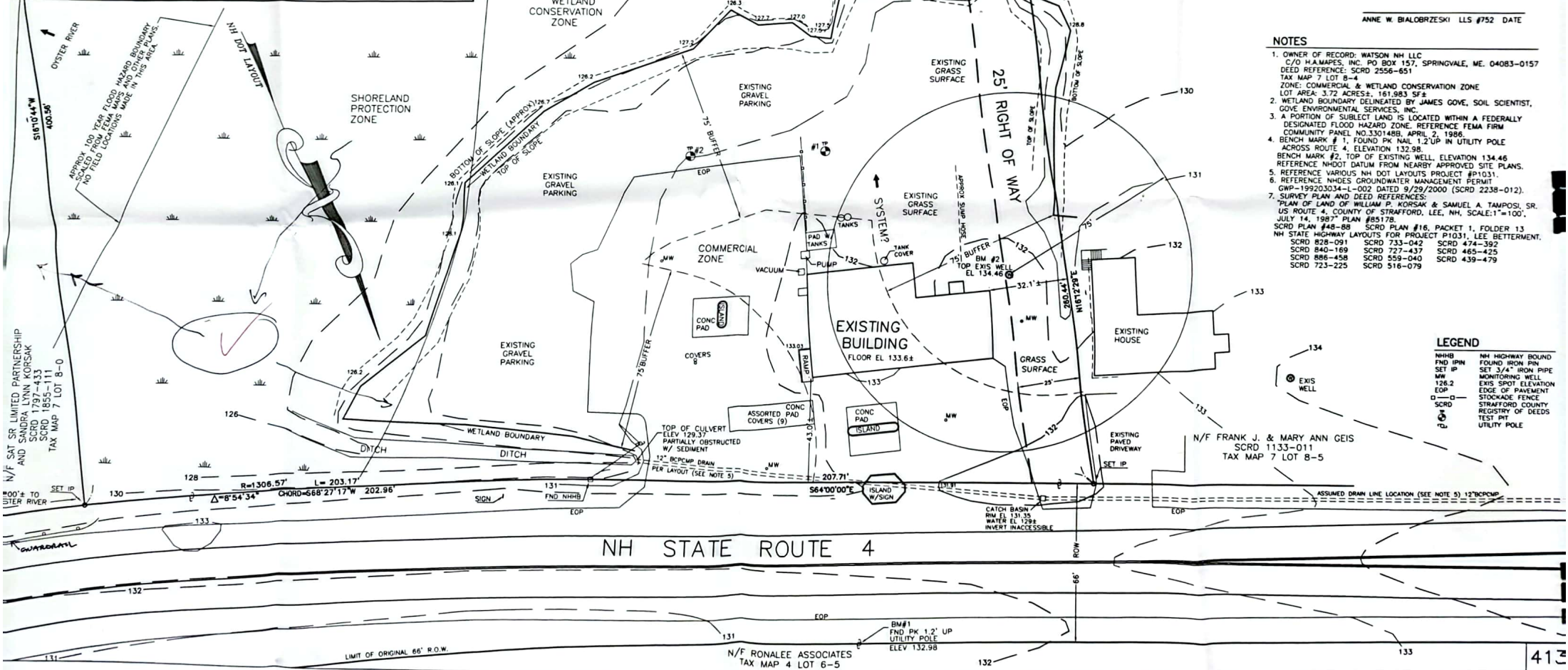
LEGEND

- | | |
|----------|---------------------|
| FWHB | NH HIGHWAY BOUND |
| FND IPIN | FOUND IRON PIN |
| SET IP | SET 3/4" IRON PIPE |
| MW | MONITORING WELL |
| 126.2 | EXIS SPOT ELEVATION |
| EOP | EDGE OF PAVEMENT |
| SCR | STOCKAGE FENCE |
| STR | STRAFFORD COUNTY |
| REG | REGISTRY OF DEEDS |
| TEST PIT | TEST PIT |
| UTL | UTILITY POLE |

BOUNDARY PLAN SCALE: 1"=100'



LOT AREA
3.72 ACRES±
161983 SF±
SCR 2556-0651
TAX MAP 7 LOT 8-4



NH STATE ROUTE 4

N/F RONALEE ASSOCIATES
TAX MAP 4 LOT 6-5

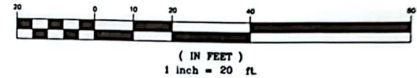
BOUNDARY SURVEY AND EXISTING CONDITIONS PLAN

FOR

WATSON NH, LLC
ROUTE 4 LEE, NH

SCALE: 1"=20' OCTOBER 15, 2004
PREPARED BY STOCKTON SERVICES
PO BOX 1306 HAMPTON, NH 03843-1306
(603) 929-7404

GRAPHIC SCALE



STANDARD URBAN PROPERTY SURVEY
I CERTIFY THAT THIS SURVEY PLAT IS NOT
A SUBDIVISION PURSUANT TO THIS TITLE
AND THAT THE LINES OF STREETS AND WAYS
SHOWN ARE THOSE OF PUBLIC OR PRIVATE
STREETS OR WAYS ALREADY ESTABLISHED
AND THAT NO NEW WAYS ARE SHOWN.

ANNE W. BIALOBRZESKI LLS #752 DATE

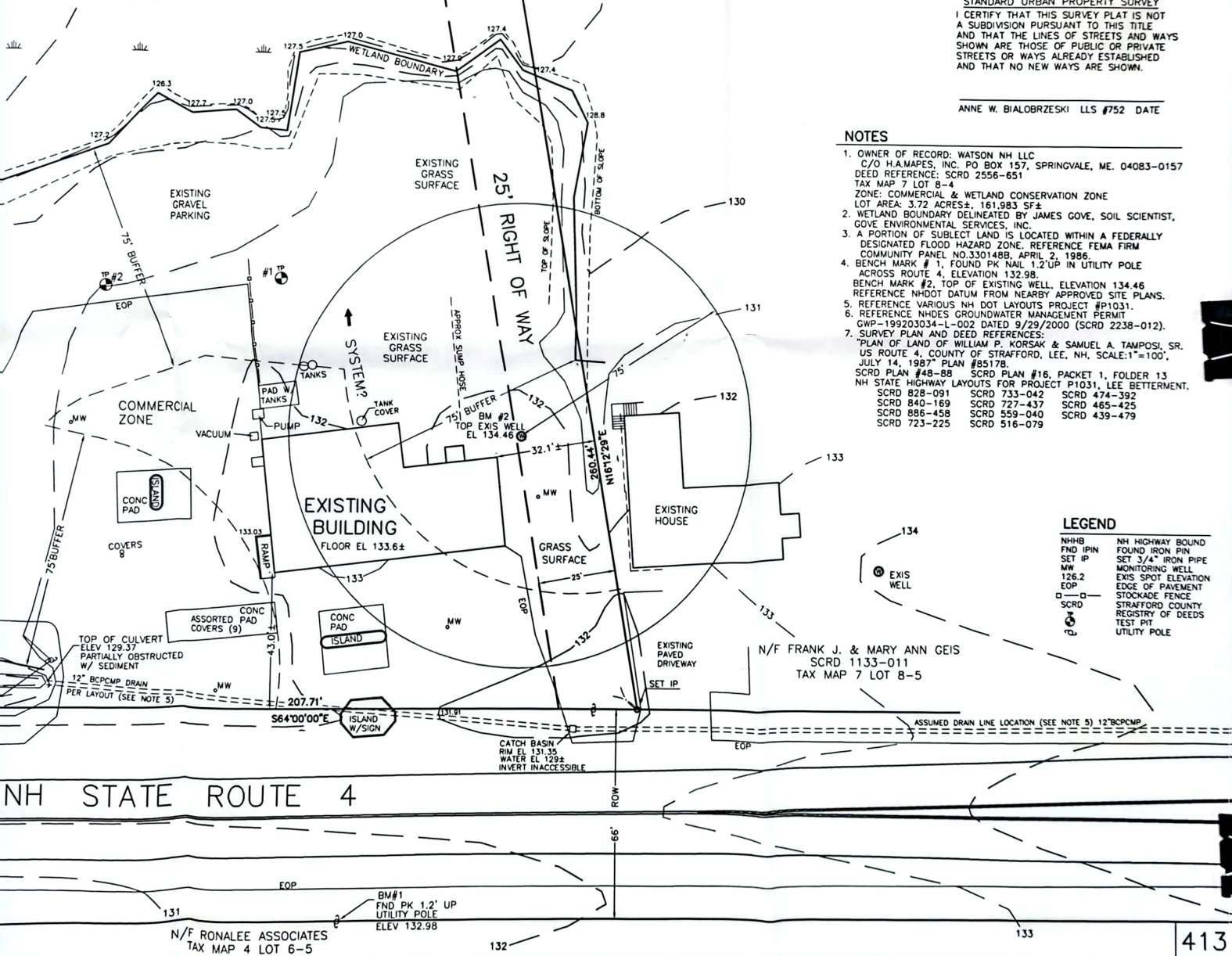
NOTES

- OWNER OF RECORD: WATSON NH LLC
C/O H.A. MAPES, INC. PO BOX 157, SPRINGVALE, ME. 04083-0157
DEED REFERENCE: SCR 2556-651
TAX MAP 7 LOT 8-4
ZONE: COMMERCIAL & WETLAND CONSERVATION ZONE
LOT AREA: 3.72 ACRES±, 161,983 SF±
- WETLAND BOUNDARY DELINEATED BY JAMES GOVE, SOIL SCIENTIST,
GOVE ENVIRONMENTAL SERVICES, INC.
- A PORTION OF SUBJECT LAND IS LOCATED WITHIN A FEDERALLY
DESIGNATED FLOOD HAZARD ZONE. REFERENCE FEMA FIRM
COMMUNITY PANEL NO. 330148B, APRIL 2, 1986.
- BENCH MARK #1, FOUND PK NAIL 1.2' UP IN UTILITY POLE
ACROSS ROUTE 4, ELEVATION 132.98.
BENCH MARK #2, TOP OF EXISTING WELL, ELEVATION 134.46
REFERENCE NHDOT DATUM FROM NEARBY APPROVED SITE PLANS.
- REFERENCE VARIOUS NH DOT LAYOUTS PROJECT #P1031.
- REFERENCE NHDES GROUNDWATER MANAGEMENT PERMIT
GWP-199203034-L-002 DATED 9/29/2000 (SCR 2238-012).
- SURVEY PLAN AND DEED REFERENCES:
PLAN OF LAND OF WILLIAM P. KORSACK & SAMUEL A. TAMPOS, SR.
US ROUTE 4, COUNTY OF STRAFFORD, LEE, NH, SCALE: 1"=100',
JULY 14, 1987 PLAN #85178.
SCR PLAN #48-88 SCR PLAN #16, PACKET 1, FOLDER 13
NH STATE HIGHWAY LAYOUTS FOR PROJECT P1031, LEE BETTERMENT.
SCR 828-091 SCR 733-042 SCR 474-392
SCR 840-169 SCR 727-437 SCR 465-425
SCR 886-458 SCR 559-040 SCR 439-479
SCR 723-225 SCR 516-079

LEGEND

NHMB	NH HIGHWAY BOUND
FND IPIN	FOUND IRON PIN
SET IP	SET 3/4" IRON PIPE
MW	MONITORING WELL
126.2	EXIS SPOT ELEVATION
EOP	EDGE OF PAVEMENT
SCR	STOCKADE FENCE
STR	STRAFFORD COUNTY
REG	REGISTRY OF DEEDS
TEST PIT	TEST PIT
UTILITY POLE	UTILITY POLE

LOT AREA
3.72 ACRES±
161983 SF±
SCR 2556-0651
TAX MAP 7 LOT 8-4



BOUNDARY PLAN

SCALE: 1"=100'

N/F SAT SR LIMITED PARTNERSHIP
AND SANDRA LYNN KORSAK
SCRD 1797-433
SCRD 1855-111
TAX MAP 7 LOT 8-0

LOT AREA:
3.72 ACRES±
161,983 SF±
SCRD 2556-0651
TAX MAP 7
LOT 8-4

N/F FRANK J. &
MARY ANN GEIS
SCRD 1133-011
TAX MAP 7 LOT 8-5

N/F RONALEE ASSOCIATES
TAX MAP 4 LOT 6-5

LOT AREA
3.72 ACRES±
161983 SF±
SCRD 2556-0651
TAX MAP 7 LOT 8-4

ROUTE 4

SHORELAND
PROTECTION
ZONE

WETLAND
CONSERVATION
ZONE

EXISTING
GRAVEL
PARKING

COMMERCIAL
ZONE

EXISTING
GRAVEL
PARKING

WETLAND
BOUNDARY

DITCH

TOP OF CULVERT
ELEV 129.37
PARTIALLY OBSTRUCTED
W/ SEDIMENT
12" BOPUMP DRAIN
PER LAYOUT (SEE NOTE 3)

NH STATE R

LIMIT OF ORIGINAL 66' R.O.W.

N/F RONALEE ASSOCIATES
TAX MAP 4 LOT 6-5

0.25
0.5

N/F RONALEE ASSOCIATES
TAX MAP 4 LOT 6-5

SCR

PLANT FACTORY 1855-111

16-1-13 1180-060

54-75 971-135

48-86 727-437

55-56 1556-734

44-52 2238-12

54-76 840-169

48-87 840-132

48-88 830-282

1083-806

886-459

723-225

886-458

474-392

1509-563

1876-405

1865-035 ?

2556-651,655

1879-247

1774-755(749)

1643-136

1083-806

886-459

186-458

723-255

Tocky Bialobrzeski

From: "Tocky Bialobrzeski" <stockton@ttlc.net>
To: "Frank Montero" <FCM@MHFdesign.com>
Sent: Monday, January 03, 2005 10:21 AM
Subject: Lee Getty

Hi Frank,

I am cleaning up my work space and have held on to some notes to go over with you.

Think I should get them "on paper" before I lose them....

1. I am really confused about the drain line in the road. Have made assumptions about what connects where and we should talk about it before you rely on what I have shown. what is BCPCMP?
2. You might notice that I have only shown 1' contours in the areas where they are really needed and/or will fit visually.
3. I thought you might want to select your own existing spot elevations from layer 1 as my choices might get in your way drafting-wise.
4. I have not monumented the southeast lot corner, nor has anyone else to my knowledge. I don't think I could even get there without a canoe. Do we need to ask for a waiver on that?
5. The edge of Route 4 right of way is complicated and not what anyone else thinks, I am sure. I can go over that with you if you want. or not....
6. I had some problems with tying into your datum from up the street, so be sure you are looking at the most recent stuff I sent you....the first batch is off by approx 0.6'.

I think that's it...if there was anything else I have long since forgotten it.

I will talk to you when the time comes...thanks.

Oh yeah, new state law stuff on registry requirements have gone into effect.....RSA 478:1a.

Also, I have been thinking that having me do the septic design will be too confusing. Maybe you should just take that on as well. Maybe you can send me some deed research work down the road or something to make up for it.....What do you think?

Happy New Year.

Tocky

I literally don't remember
what happened with
this job - looks like I
~~didn't~~ didn't get paid for
most of what I did.



BY GRANET
after complete
completion
and then reported

MAY 1981, January 2001

LEE, NEW HAMPSHIRE PROPERTY MAP

200 0 200 400 Feet

adjacent map sheet areas

THIS MAP IS NOT INTENDED TO
REPRESENT LEGAL DESCRIPTIONS



SHEET

2) NOTES

NO DRIVE ENT PERMIT ROAD AT DIV 6

PLAN/FK/WD
16/1/13
CHARTER

GROUNDWATER MIGHT PERMIT
2238-012

FRANK J & MARY ANGELES
1133-011
ROBT M JARA ETAL
↑ 1017-550
NELVE L PRITCHETT
↑ 133-042
CHAS P & NELVE L WYD
↑ 133-042

FRANK J & MARY ANGELES
1133-011
ROBT M JARA ETAL
↑ 1017-550
NELVE L PRITCHETT
↑ 133-042
CHAS P & NELVE L WYD
↑ 133-042

48-87
48-86
1509-563
1140-055
439-479

264
162
1865-035
48-88
787-129
746-452
621-368
516-079
8-2
516-079
559-040
SPENCER WAGON
1/2 1/2
1876-405
8-3
733-042
668-046
559-040

Map 7 LOT 8-4

2556-651
1879-247
1774-749
1643-136
1083-806
886-459
886-458
723-225
474-392
465-425

PLAN BY
MILLEITE

54-76
55-56

1797-433
1180-060
971-135
830-2821
SAT SR. PARTNERSHIP
LIMITED
20 TRAFALGAR SQUARE
SUITE 602
NASHUA, NH
03063
AND
SANDRA LYNN
KORSACK
1955-1111

Sandra Tamposi
1797-433
1/2

MAP 7
LOT 8-0

Sandra Korsak

↑ 1855-111

Wm P Korsak

↑

↑ ?
Saml
Tamposi

↑ 1180-061

↑ DO 7/8/85 R 7/26/85

First Nat Bank Boston

↑

971-135 see 727-437

See 830-282
880?

Harry Goodstein

↑

830-282

↑

727-437

Richard H Keefe

Seth Shurburne

LEE

Harry Goodstein LEE

1931-1959

~~100~~

638-476 ← Shurburne

683-298 w/s 125

~~760-164~~
726-420 w/calef R N/SR+4

727-437 Locust

1965-1969

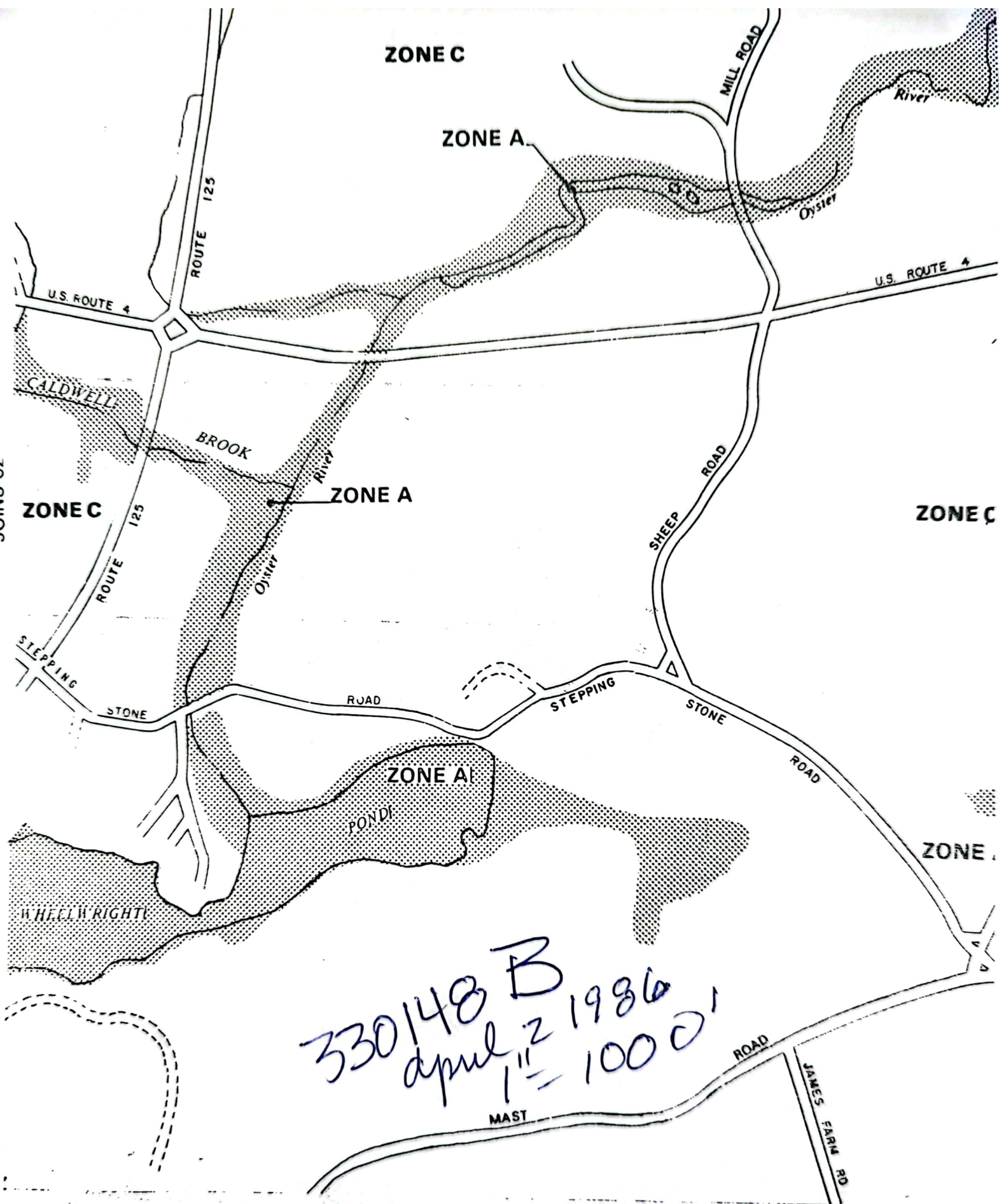
796-076 E/S 125

830-282 Locust

830-283 E/S calef Rd

7111 122 E/S 125 mort

JOINS 02



~~Charles P. Lloyd et al~~

↑ 733-042

George S. Lloyd → 841-029

↑ 668-046

~~Sherburne~~

~~6~~

✓ ~~Leonard~~

LAYN

1556-734

1509-563

1140-055

479-439

~~SEP~~

TURNPIKE

8 AC
LAND

Maurice N Layn
1938 ↓ 439-479
Vincenzo D'Angelo
↓ 1140-055

Seth W
Sherburne

1/2 F Samuel W
Lane

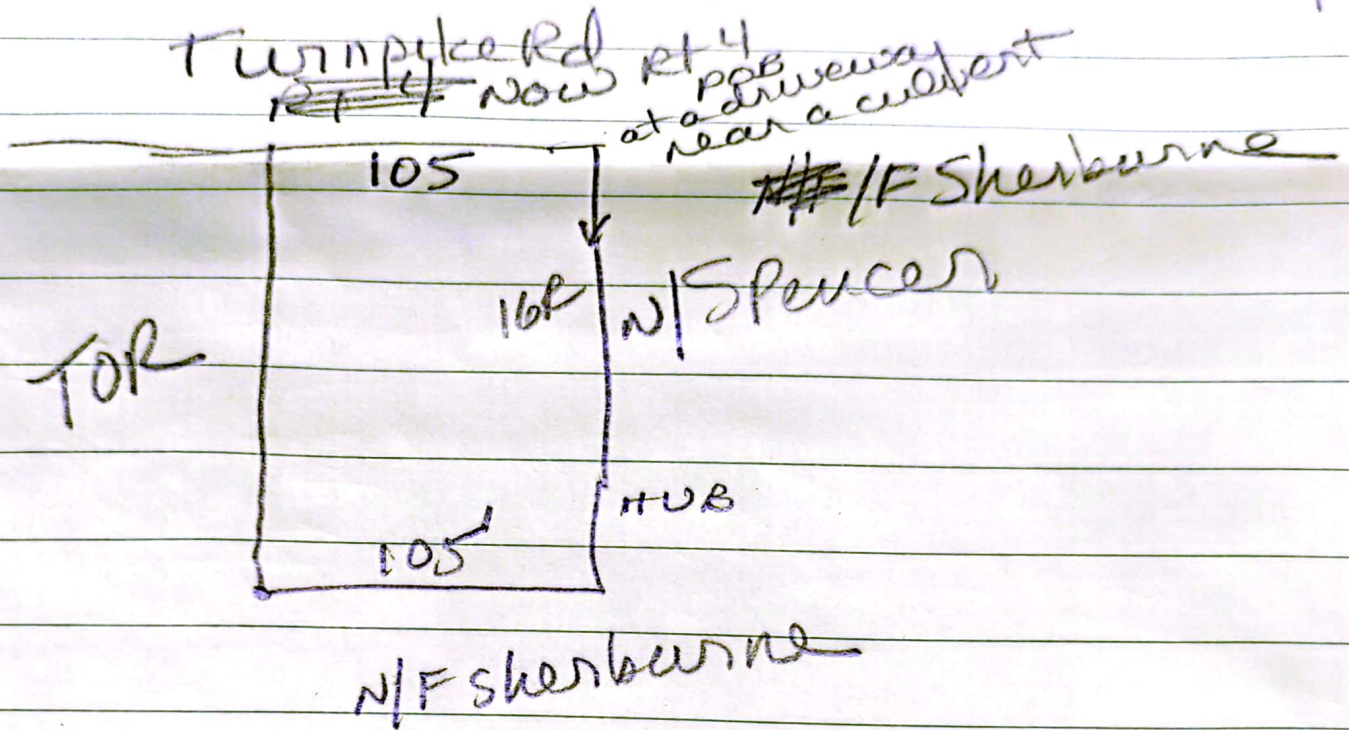
1/2 F
Epping Rd

Charles P. & Nellie L. Lloyd

6/2/61
R 6/5/61

↑ 733-~~042~~042

George S. Lloyd & Lottie M. Lloyd

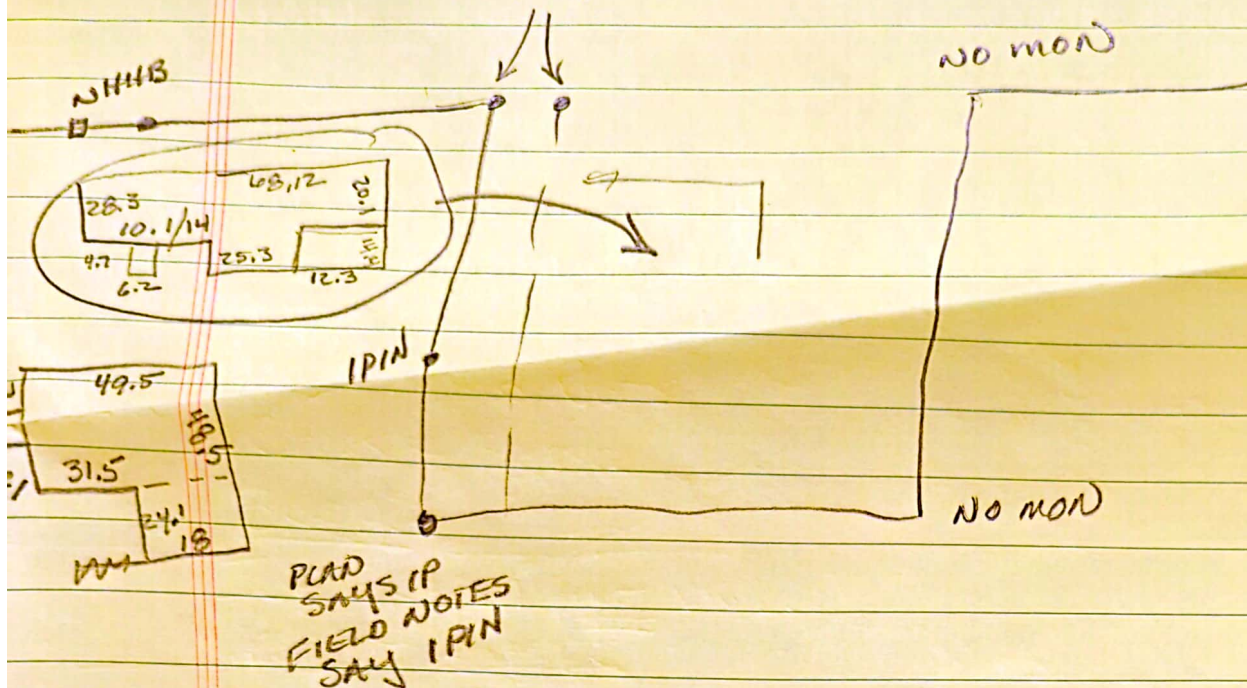


↑ PORTION
668-046

Pacific B Leonard

From
Millet's Files

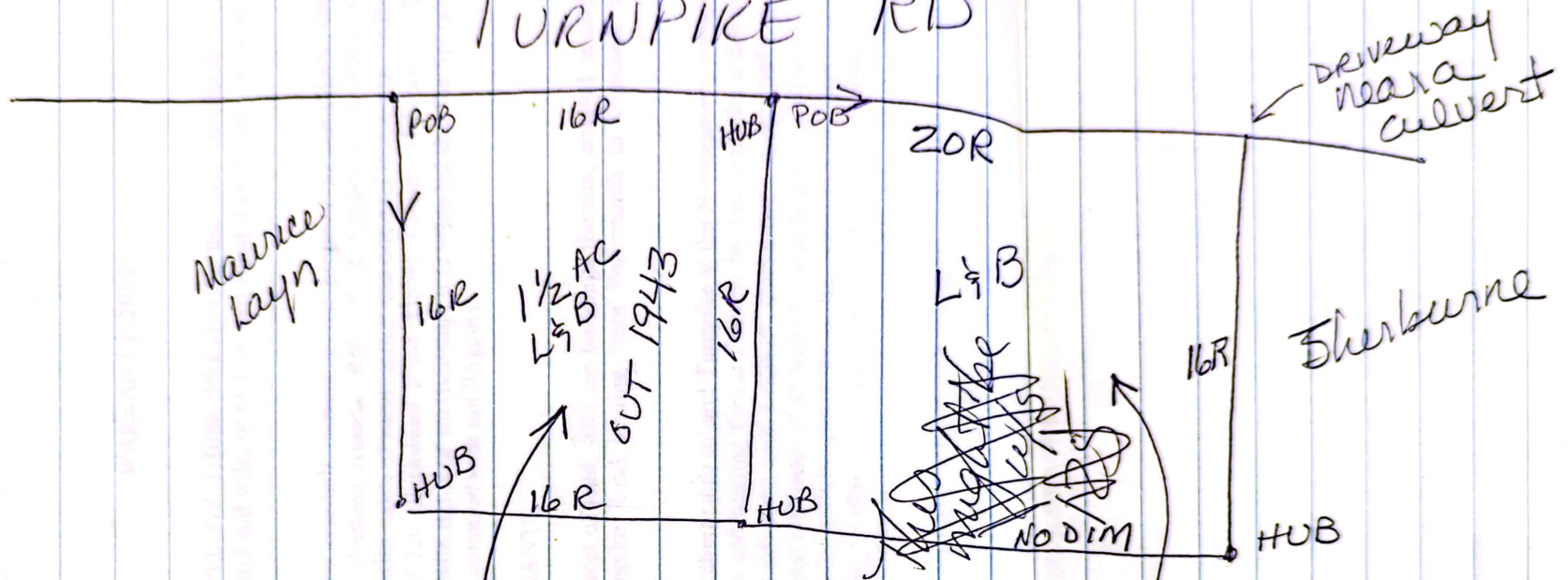
PLAN SAYS IPINS
FIELD NOTES SAY PINS



looked at Chesley Plan -
doesn't show anything
222± frontage for Goodstein

from
Millet's ~~plan~~
files

TURNPIKE RD



Seth W
Sherburne
↓ 516-079 5/26/43 R 7/12/43

Lauren H. & Bessie O Smith

$$\overrightarrow{621-368}$$

5/18/62
R5/22/62

✓ 746-452

~~Cora kossensis~~ Kolosseus

↓ 787-129

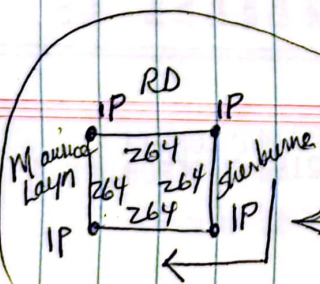
Raffaella Truglia
changes desc

Seth W Sherburne
↓ 559-040
Pacificque Leonard

Pacificque Leonard
668-0460 June desc

George S. Lloyd 1876-405

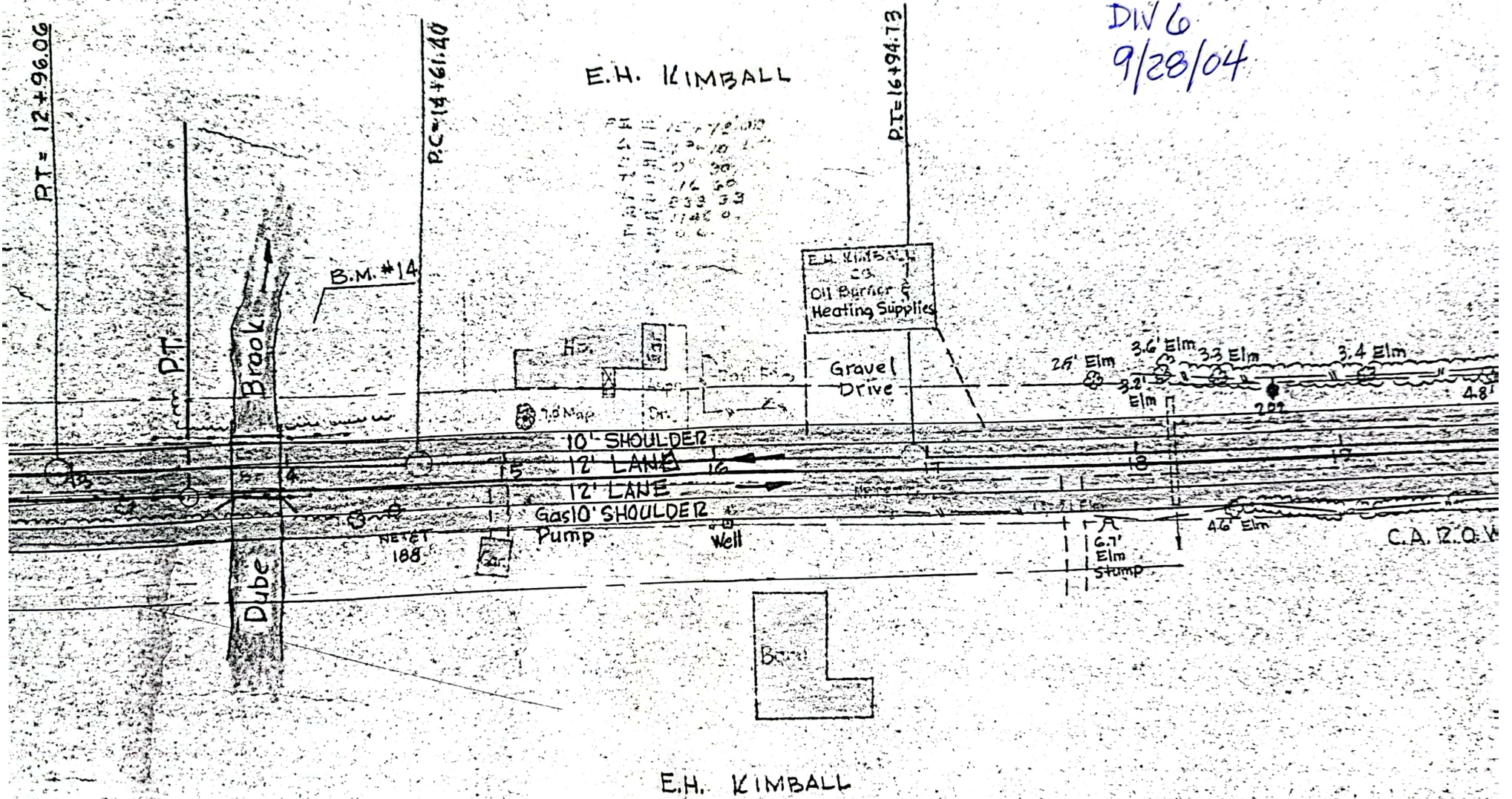
98/10-405
 7/18/96 R 7/22/96
 Nathaniel Harry Sanders
 Spencer Wiggin



10/26/64
D/R

See Betterment P1031
(SEVERAL SHEETS)

NO DRIVEWAY PERMIT
FOUND ~~AT~~ AT
DIV 6
9/28/04

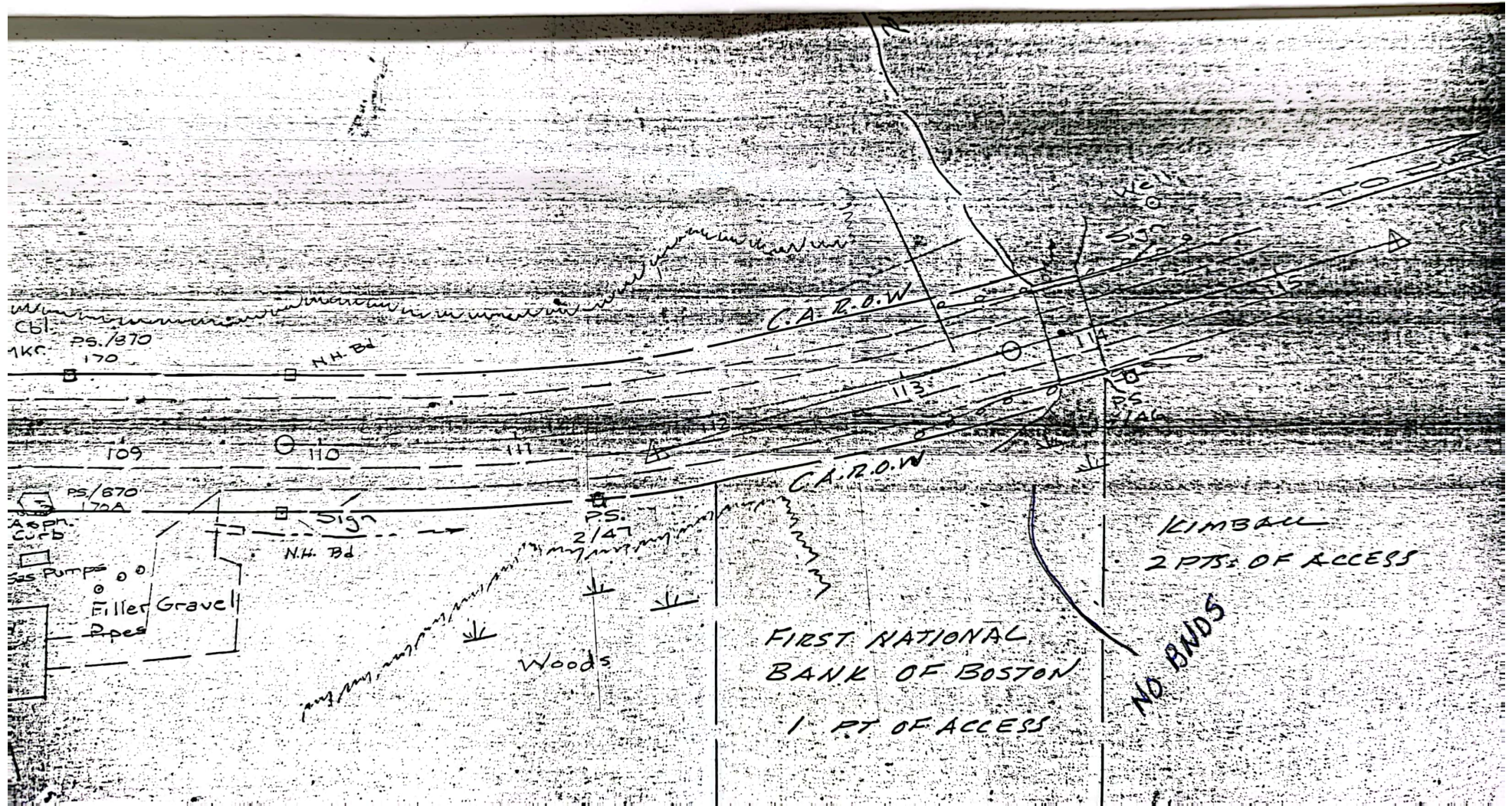


Phil Miles R.O.W.
271-3222

Construction 2

PI = 11+70.76
PC = 9+81.89
PT = 13+56.89

Curve data
 $\Delta = 16^{\circ}52'30''$ LT
 $D = 4^{\circ}30'$
 $L = 375.00$
 $T = 1273.51$
 $R = 188.87$



Stockton

CHAIN

2556-~~654~~ 651

↑ WATSON NH LLC

840-169

1879-247

~~187~~ 1879-247

↑ FORECLOSURE
ROWELL & WATSON

723-225

1774-749 MORTGAGE

2238-0012

(SCH A P 755

840-131

↑ Bank NH

1774-749

1643-136

↑ Rollins

1083-806

McMahon

↑

886-459
Spencer
886-458

↑

723-225

Seth W. Sherburne Est et al

TEE < 1960

↑

474-392

Clifton Buttrick

9/16/35
R 9/24/35

↑

465-425

Parcel 3 37Ac

Charles E Langley

↑

?

R+4 { Return
827-364
828-091
Deed
near Sta 42+00

EDGE OF VEGETATIVE WET

N/F RICHARD A. & RUTH PRICE
7 BOLTON PLACE
CHARLESTOWN, MA. 02127
1107-321

PLAN OF LAND

OF

WILLIAM P. KORSACK &
SAMUEL A. TAMPOSI, SR.

U.S. ROUTE 4

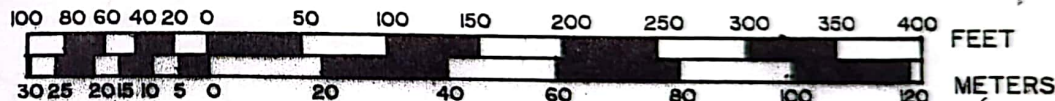
COUNTY OF STRAFFORD

LEE, N.H.

"I CERTIFY THAT THIS SURVEY PLAT
SHOWS THE PROPERTY LINES THAT
ARE THE LINE OF EXISTING OWNERSHIPS
AND THAT THE LINES OF STREETS
AND WAYS SHOWN ARE THOSE OF
PUBLIC OR PRIVATE STREETS OR WAYS
ALREADY ESTABLISHED AND THAT
NO NEW LINES FOR DIVISION OF EXISTING
OWNERSHIP OR FOR NEW WAYS ARE
SHOWN."

SCALE: 1" = 100'


JULY 14, 1987



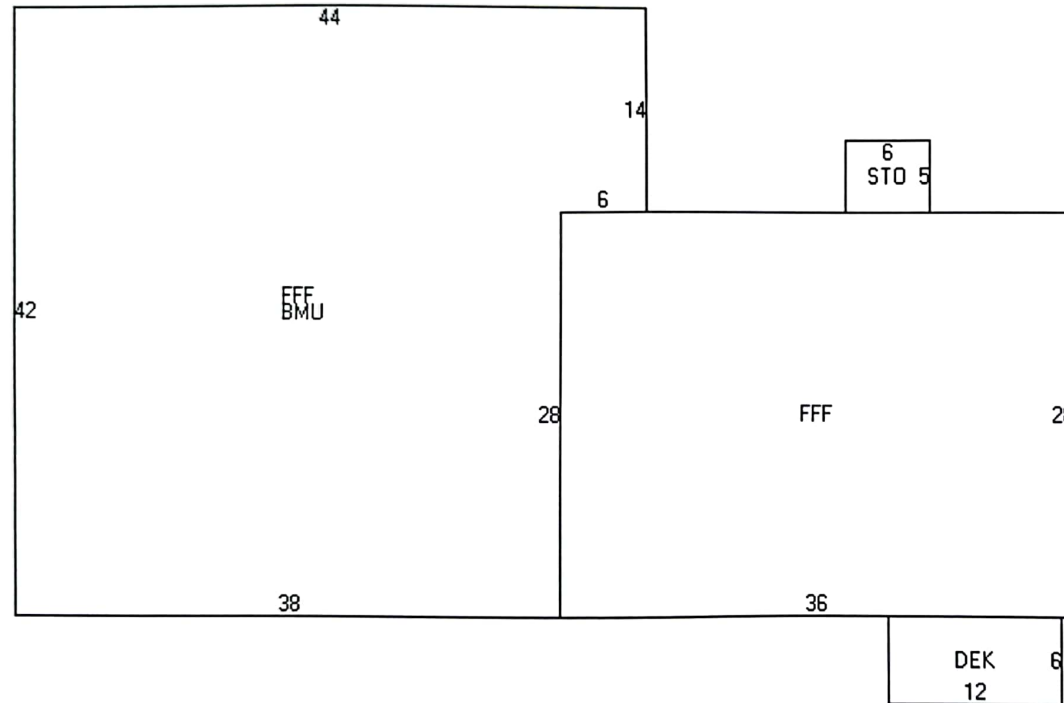
RICHARD P. MILLETTE AND ASSOCIATES
501 ISLINGTON STREET, P.O. BOX 4006
PORTSMOUTH, N.H. 03801
TELEPHONE: (603)-431-2222

Richard P. Millette
STATE OF NEW HAMPSHIRE
LAND SURVEYOR
RICHARD P. MILLETTE
LICENCED LAND SURVEYOR
DATE 9-1-87

85178

OWNER INFORMATION			SALES HISTORY						PICTURE	
WATSON/NH, LLC % H A MAPES, INC PO BOX 157 SPRINGVALE ME 04083			Date	Book	Page	Type	Price	Grantor		
			8/08/2002	2556	651	Q 1	500,000	ROWELL & WATSON		
			8/02/1996	1879	247	U 1 51		ROLLINS FAMILY		
			11/09/1992	1643	136	U 1 38		ROLLINS, HERB &		
NOTES										
ROUTE 4 VARIETY STORE & GETTY STATION; DNV BMU-EMPLOYEE BUSY W/BUSINESS;1/03 - SPOKE W/ OWNER - NO KNOWLEDGE OF ADDITION REMODEL LAST YEAR, REMOVE FLAG; LEE DAIRY BAR ICE CREAM;										
PERMITS										
Date	Permit ID	Permit Type	Notes							
EXTRA FEATURES VALUATION										
Feature Type	Units	Length x Width	Size Adjustment	Rate	Condition	Market				
PUMP-GAS/OIL-DOUBLE	4		100	3,500.00	75	10,500				
CANOPY	576	24 x 24	88	23.00	100	11,658				
PUMP-GAS/OIL-SINGLE	2		100	1,600.00	75	2,400				
PAVING	2,800	80 x 35	66	3.25	50	3,003				
LEAN-TO	84	7 x 12	250	4.00	80	672				
PAVING	7,500	125 x 60	62	3.25	50	7,556				
COLD STORAGE	324	18 x 18	109	45.00	100	15,892				
						51,700				
LAND VALUATION										
Land Type	Zone	Units	Base Rate	NC Adj	Cond Ad	Valorem	SPI	R	Tax Value	Notes
COM/IND	COMM	1.950 ac	165,000	I	140	100	231,000	0	N	231,000
COM/IND	COMM	1.750 ac	x 6,000	X	100	75	7,900	0	N	7,900 WETLANDS
		3.700 ac					238,900			238,900
LISTING HISTORY										
Jan 17, 2003	CMPP	Mar 14, 2001	BHPR							
Feb 23, 1999	GRPR	Aug 12, 1987	BH							
SUMMARY OF VALUES										
Base Year: 2003										
Building Value:									\$ 98,700	
Features Value:									\$ 51,700	
Taxable Land Value:									\$ 238,900	
CARD TOTAL										
\$ 389,300										
PARCEL TOTAL										
\$ 389,300										

BUILDING SKETCH



(FFF,BMU=D42R38U28R6U14L44)D42R38(FFF=R36U28)L10(STO=U5L6)R15D33(DEK=D6L12)

BUILDING DESCRIPTION

1956 CONVENIENC**Roof:** GABLE OR HIP/ASPHALT**Ext:** PREFAB WD PNL**Int:** CUSTOM WOOD/CUSTOM WOOD**Floor:** CNCRT ABV GR/LINOLEUM OR SIM**Heat:** GAS/FA DUCTED**Bedrooms:** Baths: 1.0 A/C: No**Base Rate:** BCCS \$ 55.00**Com. Wall:** WOOD, 12 FT. 1.000**Stories:** 1 STORY FRAME 1.00**Quality:** B1 0.8100 **Size Adjust:** 0.9030**Building Square Foot Cost:** \$ 40.23

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
FFF	FST FLR FIN	2688	1.00	2688
BMU	BSMNT	1680	0.15	252
DEK	DECK/ENTRANCE	72	0.10	7
STO	STORAGE AREA	30	0.25	8
		4,470		2,955

BUILDING MARKET COST NEW

\$ 118,880

DEPRECIATION

Normal: AVERAGE 17 %**Physical:****Functional:****Economic:****Temporary:****Total Depreciation:** 17 %

BUILDING DEPRECIATED VALUE

\$ 98,700

1
— DIANE ALEXANDER —

— 207-432-1230 —

* Frank Montero *

Lee —

Frank Montero
MHF Design Cons Inc
• 893-0720

475-7592 cell

State of New Hampshire
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS

April 3, 1963, 19.....

K. E. Gillis

Division Engineer

Department of Public Works and Highways, P. O. Box 899, Portsmouth....., N. H.

Dear Sir:

Pursuant to the provisions of Title 20, Chapter 249, Section 17, Revised Statutes 1955, permission is requested to construct private or commercial entrance/entrances to my property on the ...south side... of U. S. 4 highway in the Town of Lee at a location to be agreed upon which will meet the requirements of safety.

Upon the approval of the location of the entrance approach, I agree to the following:

1. The grade of the approach at the location to be agreed upon is to be such as will permit a safe and controlled approach to the highway at all seasons and so designed that no water will discharge from the approach upon the paved surface of the highway.

2. Such drainage structures as are necessary to maintain existing highway drainage are to be furnished by me, and are to be of such design as will meet New Hampshire Department of Public Works and Highways specifications.

Yours truly,

/s/ **Mrs. Nellie L. Lloyd**

Land Owner and Address

R.F.D. 2, Box 173, Dover, N. H.

Permission to construct entrance entrances, the specifications and location as described below, is hereby granted. Failure to adhere to the following shall render this permit null and void.

RESIDENCE: Located on the southerly side of U. S. 4 (Northwood Durham Rd.) approximately 0.2 mile east of Lee traffic circle and 12 feet west of utility pole marked "207/NET&TCO.) and "PSCo/870/17D." See other side for additional provisions.

This permit requires that the area adjacent to the highway will be so graded that the surface will slope from the edge of the pavement to a line 10 feet distant from and parallel to the pavement and 6 inches below the edge of pavement for the entire frontage of the property, which line will serve as a drainage gutter. One driveway entrances is or are permissible, each one not to exceed 30 feet in width at the right-of-way line. This or these driveway entrances may be flared at will as they approach the pavement. Other access to the highway from the premises is to be prevented by construction of a barrier, or barriers, such as a grass plot, low hedges, etc. The front face of this barrier island shall be feet from edge of pavement and the rear edge at the right-of-way line. No part of the right-of-way may be used for any purpose other than travel.

See opposite side for exceptions or additional provisions.

JOHN O. MORTON, Commissioner

By: *H.K. Larson* Acting Division Engineer
 Authorized Agent

Date 4/5/63

Permit Number 6-255-45-D

SECTION 17 AND 18, TITLE 20, CHAPTER 249, REVISED LAWS 1955

17. Driveways. It shall be unlawful to construct or maintain any driveway, entrance, or approach within the limits of the right-of-way of any such highway without a written permit from the state commissioner of public works and highways. The commissioner is authorized to make such rules and regulations as to the grade and location of driveways, entrances, and approaches on said highways as will adequately protect and promote the safety of the traveling public, but he shall in no case deny access to property abutting the highway. No permit shall be required for any existing driveway, entrance, or approach unless the grade or location of the same is changed.

18. Penalty. Whoever violates any provision of this subdivision or the rules and regulations made under authority thereof shall be fined not more than one hundred dollars and, in addition, shall be liable for the cost of restoration of the highway to a condition satisfactory to the person empowered to give such written permission.

ADDITIONAL PROVISIONS AND EXCEPTIONS

A 12" reinforced concrete or corrugated metal pipe shall be constructed in existing ditch line under drive such that drainage is maintained from west to east creating no ponding of water on westerly side of pipe.

Signature H. H. Larkin Acting Division Engineer
Authorized Agent

State of New Hampshire
DEPARTMENT OF PUBLIC WORKS AND HIGHWAYS

April 3, 1963

K.E. Gillis Division Engineer

Department of Public Works and Highways, P.O. Box 899, Portsmouth, N. H.

Dear Sir:

Pursuant to the provisions of Title 20, Chapter 249, Section 17, Revised Statutes 1955, permission is requested to construct private or commercial entrance/entrances to my property on the South side of US-4 highway in the Town of Lee at a location to be agreed upon which will meet the requirements of safety.

Upon the approval of the location of the entrance approach, I agree to the following:

1. The grade of the approach at the location to be agreed upon is to be such as will permit a safe and controlled approach to the highway at all seasons and so designed that no water will discharge from the approach upon the paved surface of the highway.
2. Such drainage structures as are necessary to maintain existing highway drainage are to be furnished by me, and are to be of such design as will meet New Hampshire Department of Public Works and Highways specifications.

Yours truly,

Mrs. Nellie L. Lloyd
Land Owner and Address
R.F.D. 2 Box 173 Dover, N.H.

Permission to construct entrance entrances, the specifications and location as described below, is hereby granted. Failure to adhere to the following shall render this permit null and void.

RESIDENCE: Located on the southerly side of US-4 (Northwood-Durham Rd.)
approx. 0.2 mile east of Lee traffic circle and 12 feet
west of utility pole marked "207/NETETG." and "PSCo./870/17D."

This permit requires that the area adjacent to the highway will be so graded that the surface will slope from the edge of the pavement to a line 10 feet distant from and parallel to the pavement and 6 inches below the edge of pavement for the entire frontage of the property, which line will serve as a drainage gutter. One driveway entrances is or are permissible, each one not to exceed 30 feet in width at the drainage gutter line. This or these driveway entrances may be flared at will as they approach the pavement. Other access to the highway from the premises is to be prevented by construction of a barrier, or barriers, such as a grass plot, low hedges, etc. The front face of this barrier island shall be feet from edge of pavement and the rear edge at the right-of-way line. No part of the right-of-way may be used for any purpose other than travel.

over

See opposite side for exceptions or additional provisions.

JOHN O. MORTON, Commissioner

By: W. H. Larson acting Division Engineer
Authorized Agent

Date 4/5/63

Permit Number 6-255-45-11

17. Driveways. It shall be unlawful to construct or maintain any driveway, entrance, or approach within the limits of the right-of-way of any such highway without a written permit from the state commissioner of public works and highways. The commissioner is authorized to make such rules and regulations as to the grade and location of driveways, entrances, and approaches on said highways as will adequately protect and promote the safety of the traveling public, but he shall in no case deny access to property abutting the highway. No permit shall be required for any existing driveway, entrance, or approach unless the grade or location of the same is changed.

18. Penalty. Whoever violates any provision of this subdivision or the rules and regulations made under authority thereof shall be fined not more than one hundred dollars and, in addition, shall be liable for the cost of restoration of the highway to a condition satisfactory to the person empowered to give such written permission.

ADDITIONAL PROVISIONS AND EXCEPTIONS

A. 12" reinforced concrete or corrugated metal pipe shall be constructed in existing ditch line under drive such that drainage is maintained from west to east creating no ponding of water on westerly side of pipe.

Signature H. H. Laram Acting Division Engineer
Authorized Agent